

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 8, 2018**

1. **APPLICATION:** **Z17-058**
 Location: **1831 WEST CASE ROAD (43235)**, being 0.7± acres located on the south side of West Case Road, 1,300± feet east of Moorgate Drive (212-000691; Northwest Civic Association).

 Existing Zoning: R, Rural District (Pending Annexation).
 Request: RR, Rural Residential District.
 Proposed Use: Single-unit dwelling.
 Applicant(s): Nicholas J. Brown & Rachel A. Brown; c/o Thomas A. Brown; 1570 West Case Road; Columbus, OH 43235.

 Property Owner(s): Nicholas J. Brown & Rachel A. Brown; 1831 West Case Road; Columbus, OH 43235.

 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

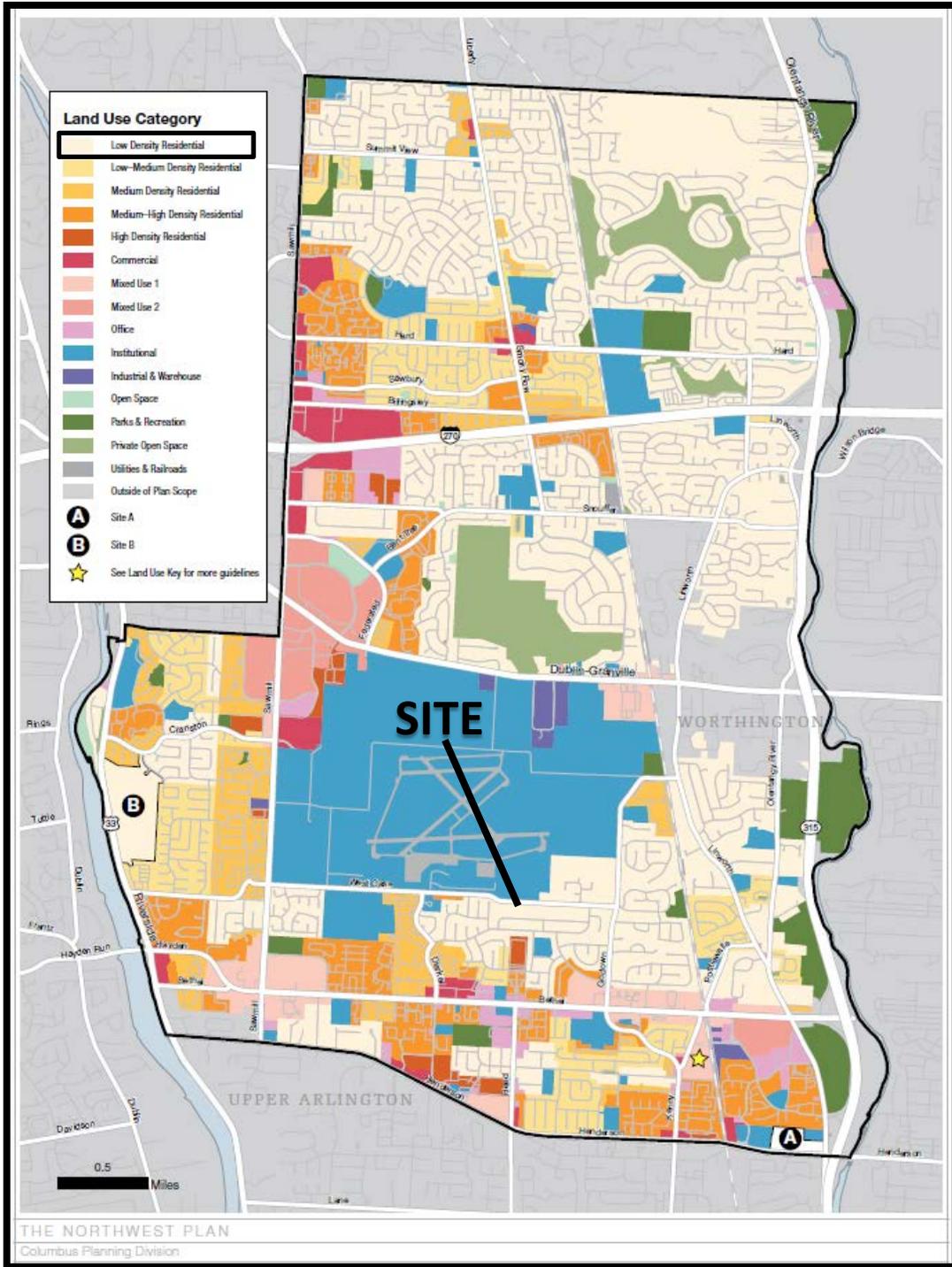
- The 0.7± acre site is developed with a single-unit dwelling currently undergoing annexation into the City of Columbus from Perry Township. Upon completion of annexation, the site will be assigned the R, Rural District. The applicant is requesting the RR, Rural Residential District because it is a more appropriate zoning district for a single-unit dwelling situated on a lot of this size.
- North of the site is undeveloped land owned by the State of Ohio and zoned R-4, Suburban Residential District in Perry Township. South of the site are single-unit dwellings in the R-1, Residential District. East of the site is a single-unit dwelling in the R-4, Suburban Residential District in Perry Township. West of the site is a single-unit dwelling in the RR, Rural Residential District.
- The site is within the boundaries of *The Northwest Plan* (2016), which recommends low-density residential land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation had not been received at the time this staff report was written.
- The Columbus Thoroughfare Plan identifies West Case Road as a “C” arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested RR, Rural Residential District will allow the existing single-unit dwelling to obtain proper zoning after annexation into the City of Columbus. The request is consistent with *The Northwest Plan's* land use recommendation for low-density residential use and is compatible with adjacent zoning districts.



Z17-058
1831 West Case Road
Approximately 0.70 acres
From R (pending) to RR



Z17-058
1831 West Case Road
Approximately 0.70 acres
From R (pending) to RR



Z17-058
1831 West Case Road
Approximately 0.70 acres
From R (pending) to RR

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z17-058

Address: 1831 West Case Rd, Columbus, OH 43235

Group Name: Northwest Civic Association

Meeting Date: 2/7/2018

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- Approval
- Disapproval

NOTES: NWCA Board - unanimous approval

Vote: 9 Approve 0 Disapproved

Signature of Authorized Representative: *Maury J. Goodner*

SIGNATURE

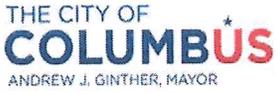
North West Civic Assoc.

RECOMMENDING GROUP TITLE

(614) 889-0359

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 217-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nicholas J. Brown
of (COMPLETE ADDRESS) 1831 WEST CASE RD, COLUMBUS, OH 43235
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 4 columns for listing parties with interest in the project. Column 1 contains: BROWN NICHOLAS J, BROWN RACHEL A, 1831 W CASE RD, COLUMBUS OH 43235.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature: Nicholas J. Brown]

Subscribed to me in my presence and before me this 22nd day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature: SOMA DAS]

My Commission Expires: March 21, 2021

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



SOMA DAS
Notary Public State of Ohio
My Comm. Expires MAR. 21, 2021

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer